



# Flathead County

Planning & Zoning  
1035 1st Ave W, Kalispell, MT 59901  
Telephone: (406) 751-8200  
Fax: (406) 751-8210



## CONDITIONAL USE PERMIT APPLICATION

Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.

### PROPOSED USE (as described in the Flathead County Zoning Regulations):

Blacktail Mountain Ski Resort Office  
General Office

### OWNER(S) OF RECORD:

Name: Jeremy & Deborah Newell AKA Lakeside mercantile LLC  
Phone: 544 0160  
Mailing Address: PO Box 399  
City, State, Zip Code: Lakeside MT 59922  
Email: jereanddeb@montanasky.us

### PERSON(S) AUTHORIZED TO REPRESENT THE OWNER(S) AND TO WHOM ALL CORRESPONDENCE IS TO BE SENT:

Name: Same Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City, State, Zip Code: \_\_\_\_\_  
Email: \_\_\_\_\_

### LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):

Street Address: 7220 Hwy 93 S S 18 T 26 N R 20 West  
Subdivision Name: Lacon Tract No(s): 38 Lot 38 Block 3  
No(s): 38 No. 3  
lot LAD-38

### 1. Zoning District and Zoning Classification in which use is proposed:

Commercial MACTI USE

### 2. Attach a plan that includes drawings & texts of the affected lot and how the following items correspond to it:

#### A. Site Suitability.

The site is suitable for the use. This includes:

- (1) adequate usable space
- (2) adequate access
- (3) absence of environmental constraints

**B. Appropriateness of Design.**

The site plan for the proposed use will provide the most convenient and functional use of lot. Consideration of design should include:

- (1) parking scheme
- (2) traffic circulation
- (3) open space
- (4) fencing, screening
- (5) landscaping
- (6) signage
- (7) lighting

**C. Availability of Public Services and Facilities**

The following services and facilities are to be available and adequate to serve the needs of the use as designed and proposed:

- (1) sewer
- (2) water
- (3) storm water drainage
- (4) fire protection
- (5) police protection
- (6) streets

**D. Immediate Neighborhood Impact**

The proposed use will not be detrimental to surrounding neighborhoods in general. Typical negative impacts which extend beyond the proposed site include:

- (1) excessive traffic generation
- (2) noise or vibration
- (3) dust, glare or heat
- (4) smoke, fumes, gas, or odors
- (5) inappropriate hours of operation

3. The following proposed uses shall meet additional requirements as outlined in the Flathead County Zoning Regulations and require consultation with a staff planner PRIOR to application submittal:

- 4.01 Animal Hospitals, Kennels, Animal Shelters, Veterinary Clinics
- 4.02 Bed and Breakfast Establishments/Boarding Houses
- 4.03 Camp or Retreat Center
- 4.04 Caretaker's Facility in AG, SAG, and R-1 Districts
- 4.05 Cluster Housing Development in Residential Districts
- 4.06 Commercial Caretaker's Facility in B-2, B-3, I-1, I-1H, and I-2 Districts
- 4.07 Contractors Storage Yard in AG and SAG Districts
- 4.08 Day Care Centers- 13 or More Individuals
- 4.09 Electrical Distribution Stations
- 4.10 Extractive Industries
- 4.11 Family Hardship Dwellings
- 4.12 Manufactured Home Parks
- 4.13 Mini-Storage, Recreational Vehicle Storage
- 4.14 Motor Coach Subdivisions
- 4.15 Recreational Facilities (see also 7.17.040)
- 4.16 Temporary Uses

Consultation with Planner:

Date

3/20/10

Planner's Signature

Jeremy Navell

confirmed by:  
All House  
Planner II

**INSTRUCTIONS FOR CONDITIONAL USE PERMIT APPLICATION:**

1. Answer all questions. Answers should be clear and contain all the necessary information.
2. In answering question 1, refer to the classification system in the Zoning Regulations.
3. In answering questions 2 and 3, be specific and complete. Please use a separate sheet of paper to discuss the appropriate topics.
4. Copy of plot plan/site plan must be submitted with each application, with all existing or proposed structures shown, and distances from each other and from the property line. *If you are submitting a plan larger than 11x17 in size, please include 7 copies.*
5. A **Certified** Adjoining Property Owners List must be submitted with the application (*see forms below*). The list will be sent directly to the Planning & Zoning office, unless you request otherwise. This list is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.

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*I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be incorrect or untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning & Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.*

  
Applicant Signature

  
Date

MAR 29 2010



Flathead Planning and Zoning

March 29th, 2010

RE: Lakeside Mercantile, Conditional Use Permit Application

#2 A.

1. The Chalet is situated with a 10' side yard setback, approximately 40 feet from the rear of the Mercantile building.
2. There is a thirty space parking lot adjacent to the Chalet, accessed by Adams Street.
3. There are no known environmental constraints.

B.

1. See diagram, approx. thirty spaces are adjacent to the Chalet. Additional parking is available at the front and side of the Mercantile.
2. There is an entrance and exit, with good traffic flow, in the parking lot.
3. There is open space to allow ingress and egress, concrete patio and walkways.
4. There is a fence to the north, however it is not our intent to screen the Chalet from view, it is a classic vintage Lakeside Building.
5. Landscaping includes trees and blooming shrubs around the patio.
6. Signage: Blacktail's logo sign will remain on the building.
7. Lights will be as they currently exist on the exterior of the Chalet. In addition, the Mercantile parking lot has a large exterior parking lot light and exterior "motion" lights which will illuminate the Chalet.

C.

- 1&2. Lakeside Water and Sewer has approved this application, since only a single toilet will be added to the Mercantile lines. All water and sewer lines are easily accessed by the contractor, each are within ten feet of the building.
3. A culvert with steel grate and 14" lines is located on the south side of the parking area to drain runoff.
4. A fire hydrant is located on the corner of Adams and Hwy 93S., approx. 150' from the chalet.
5. The Sheriffs Department patrols Lakeside.
6. The Mercantile is located at Adams St. and Highway 93S. Blacktail Chalet will be directly behind the Mercantile building.

D.

1. The Chalet office has one employee, this will not put a burden on the parking lot. Visitors will stop for a short visit to pick up a ski pass to Blacktail Mountain.
- 2, 3&4. The Chalet location is very quiet, the parking lot is asphalt, smoke, odors, etc. are not an issue.
5. Normal business hours coincide with the existing Mercantile.

MAR 29 2010